

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No.: SP 8-3-00
Project Name and Location: Rick Case Honda Dealership
15700 Pointe West Drive

TITLE OF AGENDA ITEM: Rick Case Honda Dealership

REPORT IN BRIEF: The subject site is part of the “ICW South Plat” and the “Davie Center Master Plan” consisting of Martin Square Shopping Center with three (3) out-parcels and the proposed Rick Case Honda Dealership. The “Davie Center Master Plan” provides for 20% open space which is owned and maintained as common open space by a master association, while each individual parcel is required to provide 10% open space to complete the 30% overall open space required by code. The preliminary site plan for “Rick Case Honda” reflects that the applicant meets the 10% open space required for the individual parcel.

The petitioner is proposing to develop an automobile dealership on 8.92 acres (388,966 net square feet) providing for a 55,554 square foot 2-story main office and showroom building together with 1-story ancillary structures. The remaining area is comprised of drive aisles, open air vehicle storage area, and landscaping.

PREVIOUS ACTIONS: None

CONCURRENCES:

Site Plan Committee recommended approval subject to staff's recommendations and subject to a fifth condition that the applicant work on the landscaping plan with staff and Mr. Aucamp as the Committee's representative, and if they do not come to an agreement, the applicant would come back before this Committee and the Town Council. (motion carried 4-0, James Marcellini absent, April 24, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 8-3-00.

Attachment(s): Planning Report, Land Use map, Subject Site map, and Aerial.

Application #: SP 8-3-00
Rick Case Honda Dealership

Revisions:

Exhibit "A":

Original Report Date: 4/17/01

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Willow Acquisitions, LLC
Address: 875 N. St. Rd. 7
City: Plantation, FL 33317
Phone: (954) 234-1022

Agent:

Name: C. William Laystrom
Address: 1177 SE 3 Avenue
City: Ft. Lauderdale, FL 33316
Phone: (954) 762-3400

BACKGROUND INFORMATION

Application Requests: Site Plan Approval

Address/Location: 15700 Pointe West Drive/Generally located on the north side of Griffin Road, between Weston Road and I-75.

Future Land Plan Use Designation: Commercial

Zoning: BP, Business Park District

Existing Use: Vacant land

Proposed Use: Proposed for construction is a 60,000 square foot automobile dealership.

Parcel Size: 8.92 acres (388,966 square feet)

Surrounding Land Use:

North: Lake and vacant parcel
South: Lake, vacant land and FPL
substation
East: Vacant land and I-75
West: Pointe West Drive and Martin
Square Shopping Center

Land Use Designation:

North: Commercial
South: Commercial
East: Transportation
West: Commercial

Surrounding Zoning:

North: BP, Business Park District
South: BP, Business park District
East: T, Transportation District
West: BP, Business Park District

ZONING HISTORY

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the “Pasadena Imagination Farms” and “ICW” Agreement.

Previous Request on same property: The subject plat was recorded by Broward County on October 30, 1997, Plat Book 163, Page 45 of the Broward County records.

On October 4, 2000, Town Council approved plat amendment DG 8-2-00 amending the restrictive note to provide for a 57,338 square foot decrease of commercial use and to also provide for 60,000 square feet of auto dealership for lands within the “ICW South Plat”.

On November 2, 2000, Town Council approved a special permit allowing the filling of a lake with material obtained from off-premises in excess of 3,000 cubic yards.

On November 15, 2000, Town Council approved Ordinance No. 2000-37 which allowed the vacation of portions of road right-of-way, utility easements together with lake bank and lake maintenance easements.

On January 3, 2001, Town Council approved Ordinance No. 2001-8 which rezoned the subject site from BP, Business Park District to BP, Business Park District amending the approved conceptual master plan.

A variance request is being considered at the May 2, 2001 Town Council meeting, to reduce the width of four landscape medians for double parking from 10 to 0 feet, and to reduce the width of one terminal island from 10 to 6.92 feet.

DEVELOPMENT PLAN DETAILS

1. **Master Site Plan:** The subject site is part of the “ICW South Plat” and the “Davie Center Master Plan” consisting of Martin Square Shopping Center with three (3) out-parcels and the proposed Rick Case Honda Dealership. The “Davie Center Master Plan” provides for 20% open space which is owned and maintained as common open space by a master association, while each individual parcel is required to provide 10% open space to complete the 30% overall open space required by code. The preliminary site plan for “Rick Case Honda” reflects that the applicant meets the 10% open space required for the individual parcel.
2. **Proposed Use:** The petitioner is proposing to develop an automobile dealership on 8.92 acres (388,966 net square feet) providing for a 55,554 square foot 2-story main office and showroom building together with 1-story ancillary structures. The remaining area is comprised of drive aisles, open air vehicle storage area, and landscaping.

Of the proposed site area, 264,490 square feet is devoted to vehicular use areas constituting 68% of the site area. The total landscaped area provided by the applicant is 78,643 square feet which constitutes 20.22% of the site area. The landscape code requires that 15% of vehicular use area must be provided in interior parking lot landscaping in the amount of 39,674 square feet. The perimeter buffers consists of 38,939 square feet which constitutes the 10% open space required to be met by the individual parcels.

3. **Landscaping:** The landscape material within the perimeter buffers consists of Royal Palms, Live Oaks, understory by Tree Ligustrum and Wax Myrtles, together with coco plum hedge and groupings of Crinum Lilies. The interior parking lot landscape material consists of Gumbo Limbos, Live Oaks, Red Maples, Tree Ligustrum, together with Ixora ‘Nora Grants’ and Dwarf Indian Hawthorne. Adjacent to the building are Royals and Canary Island Date Palms, and Live Oaks trees together with Tree ligustrum and a variety of ground cover. The petitioner also proposes to landscape a recreational trail to be located outside the limits of the site adjacent to a SFWMD canal, and has received the approval from the drainage district.
4. **Building:** The building materials and color scheme are white stucco finish with white scoring, an aluminum wave canopy in blue over the front entrance of the building, the rear of the building blue stripe. The building will be accented with a gray tile band across the top of the building. The front entry will have blue aluminum finished cylinder. The overall height of the building is 34.33 feet and 22.33 feet to the top of the parapet.
5. **Drainage:** The proposed site is being drained off-site by the existing lake immediately north of the subject site. Prior to the issuance of Town permits, the petitioner is required to obtain a Central Broward Drainage District (CBDD) permit, as the lake is regulated by the District. Any required Town Engineering revisions would be required prior to submittal to CBDD. The petitioner will also be required to obtain a permit from Broward County Department of Planning and Environmental Protection (DPEP).

It is noted that the applicant is requesting variances (V 2-1-01) to reduce the landscape median width for double parking from 10 to 0 feet, and to reduce the terminal island width from 10 to 6.92 feet.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code, as modified by the provisions of the 1995 Settlement Agreement.

Comprehensive Plan Considerations

Planning Area: The subject site is in Planning Area 1, which constitutes the southwestern most portions of the Town, encompassing all the land north and south of Griffin Road and west of SW 148 Avenue. This planning area is bisected by I-75 which is accessed by Griffin Road and Stirling Road. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West.

Broward County Comprehensive Plan Considerations

This property falls within Flexibility Zone 113. The subject site is a portion of platted property which has met the concurrency requirements and is in compliance with all restrictions of the approved plat. Therefore, concurrency is unaffected by the proposed petition.

Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie, except as noted relative to the variance request V 2-1-01, tracking with this site plan application.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 8-3-00 subject to the conditions listed below prior to the issuance of a building permit:

1. The approval of the variance request V 2-1-01 tracking with this site plan.
2. Providing additional landscape material in the landscape islands throughout the site to minimize the amount of sod and to provide better water conservation.
3. On the east side of the service bay portion of the building, provide 3 palms such as a

double and single Alexander Palm with an overall of 15 feet.

4. Change the landscape material in the Used Car Display island and provide additional Gumbo Limbo Trees in place of the Red Maples and some accent trees.

Site Plan Committee

Site Plan Committee Recommendation: Motion to approve subject to staff's recommendations and subject to a fifth condition that the applicant work on the landscaping plan with staff and Mr. Aucamp as the Committee's representative, and if they do not come to an agreement, the applicant would come back before this Committee and the Town Council. (motion carried 4-0, James Marcellini absent, April 24, 2001).

Exhibits

Land Use map, Subject Site map, and Aerial.

Prepared by: _____

Reviewed by: _____

WESTON ROAD

COMMERCIAL

RESIDENTIAL
1 DU/AC

TRANSPORTATION

I-75

SUBJECT SITE

S. New River Canal

RECREATION / OPEN SPACE

Griffin Rd.

Town Boundary

PETITION NUMBER
SP 8-3-00
Subject Site Area
Future Land Use Plan

N

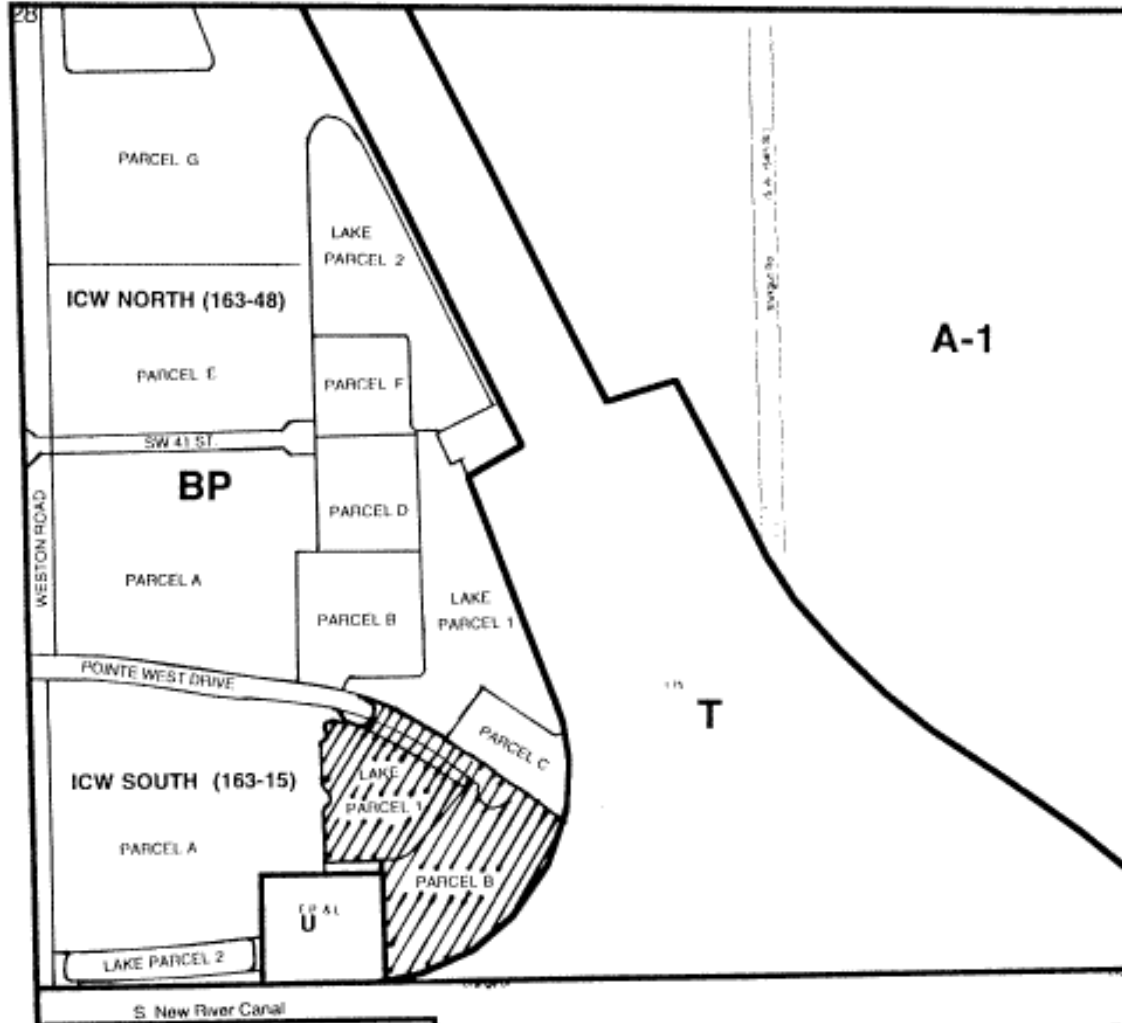
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PREPARED 9/18/00
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=600'

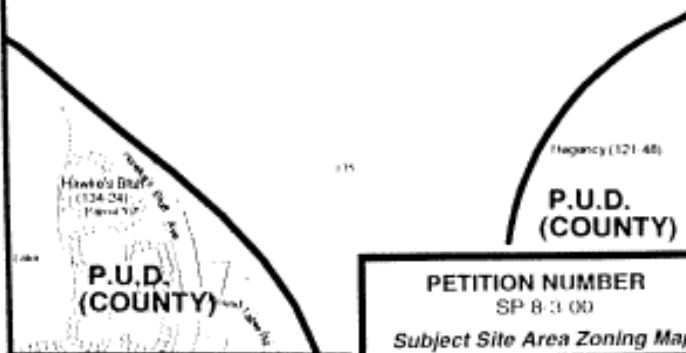
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Regency (121-48)

P.U.D.
(COUNTY)

PETITION NUMBER
SP 8-3-00

Subject Site Area Zoning Map

PREPARED 9/18/00
BY THE PLANNING &
ZONING DIVISION

Scale: 1"=400'

N

